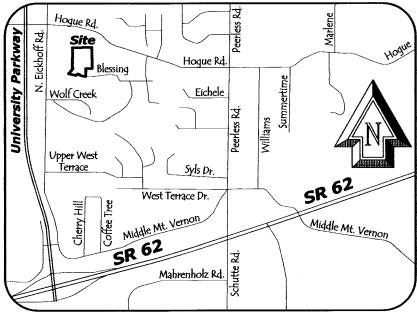


absolutely no effect on any private covenants and restrictions that may or may not exist.



Location Map (No Scale) OWNER'S CERTIFICATE

I, the undersigned owner of the real estate shown and described hereon, do hereby plat and subdivide said real estate as shown and designate the same as Wolf Creek Village III a major subdivision.

All road rights-of-way shown and not previously dedicated are hereby dedicated to public use.

Strips or areas of land, of the dimensions shown on this plat and marked "P.U.E." (Public Utility Easement), are hereby dedicated to public utilities for the installation, maintenance, operation, enlargement and repair of utility facilities, whether above ground or below ground, with the right to trim or remove, at the discretion of the public utility, trees, overhanging branches, bushes, underbrush and obstructions. No buildings or similar structures, other than such utility facilities, can be located within said areas of land. Any fence located within said areas of land is subject to removal by a public utility without liability in the use of said easements by said utility.

Strips or areas of land, of the dimensions shown on this plat and marked "D.E." (Drainage Easement) are dedicated for conveyance of surface water and/or subsurface water; provided however, that public utilities are hereby permitted to cross such Drainage Easements with utility facilities provided, that such facilities are not placed in such manner as to impede the flow of water. The property owner is responsible for maintenance and erosion control of said easements and shall not place landscaping, earth berms, fences or other obstructions that impede or reduce the flow of water.

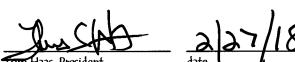
Strips or areas of land, of the dimensions shown on this plat and marked "EWSUE" (Evansville Water and Sewer Utility Easement), are hereby dedicated to the public water utilities and public sewer utilities for the installation, maintenance, operation enlargement and repair of utility facilities, whether above ground or below ground, with the right to trim or remove, at the discretion of said public utility companies, trees, overhanging branches, bushes, underbrush and obstructions. No buildings, structures, fences, electric utilities, gas utilities, telephone utilities, cable television utilities or any other utilities shall be located within said areas of land. However, nothing shall prevent the use of any portion of the easement for utility service connections or crossings by any utility. Any building, structure, fence, electric facilities (except crossings and service connections), gas facilities (except crossings and service connections), telephone facilities (except crossings and service connections), cable television facilities (except crossings and service connections), obstructions or encroachments located within said areas of land are subject to removal by the permitted water and sewer utility companies without liability in the use of said easements and the permitted water and sewer utility companies shall not be required to replace, restore or repair any non-permitted feature, obstruction or encroachment in the use of said easements. Nothing shall prevent the use of any portion of this easement for driveways and sidewalks constructed with any type of material or surface and nothing shall prevent the use of any portion of this easement for crossings by storm drainage facilities

Strips or areas of land, of the dimensions shown on this plat and marked "LMSDE" (Lake Maintenance & Storm Drainage Easement) are edicated for the maintenance of the storm drainage lake and maintena and storage of storm water. Any alterations of the land within these easement must have the approval of the Drainage Board. Buildings, structures and fences shall not be located within the Lake Maintenance and Storm Drainage Easement.

Strips or areas of land, of the dimensions shown on this plat and marked "C.E." (Conservation Easement) are for the preservation of the existing wetland and stream features located within it. The limits of the wetland to be preserved, within the Conservation Easement, were acknowledged by the Army Corps of Engineers in preliminary Jurisdictional Determination dated March 31, 2017. In addition, the Indiana Department of Environmental Management (IDEM) acknowledged that the wetland area within this Conservation Easement meets the terms and conditions of the Regional General Permit (RGP) on June 29, 2017. The Wolf Creek Village Condominium Association will be responsible to maintain this area in accordance with all Army Corp of Engineer and IDEM standards and regulations.

All easements are dedicated with the right of ingress and egress over the lots within this subdivision to and from said easements for necessary construction, maintenance or reconstruction.

Owner and Developer Haas Development, Inc. 29 Faith Way



NOTARY CERTIFICATE

State of **INDIANA** County of VANDERBURGH

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared Tom Haas (President of Haas Development, Inc.), the owner of the

Witness my hand and seal this 27th day of FEBRUARY 2018.

JULY 21, 2024 My Commission expires:

LINEAR SCALE 1"= 40"

Notary Resides in PERRY County, Indiana

TRISH SOLBRIG

AFFIRMATION STATEMENT I AFFIRM, UNDER THE PENALTIES OF PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW.





WOLF CREEK VILLAGE III

DULY ENTERED FOR TAXATION SUBJECT

TO FINAL ACCEPTANCE FOR TRANSFER

Mar. 8, 2018

BRIAN GERTH AUDITOR

BOUNDARY DESCRIPTION

RECEIVED FOR RECORD

DATE 03.08.18 9:54A

135

INSTR# 2018 R00004753

DEBBIE STUCKI RECORDER

VANDERBURGH COUNTY

PLAT BOOK U

PAGE

All of Lot 45, Lot 46 and Lot 47 in Heartland Crossing, Section 3, as per plat thereof, recorded in Plat Book S, page 1 in the Office of the Recorder of Vanderburgh County, Indiana and also part of the Southeast Quarter of the Southeast Quarter of Section 19, Township 6 South, Range 11 West in Perry Township, Vanderburgh County, Indiana and being more particularly described as follows:

Commencing at the Southeast Corner of said Section 19; thence along the south line of the Southeast Quarter of the Southeast Quarter of said Section, South 89 degrees 53 minutes 11 seconds West 332.10 feet to the point of beginning; thence continue along the south line of the Southeast Quarter of the Southeast Quarter of said Section, South 89 degrees 53 minutes 11 seconds West 133.83 feet to the northeast corner of said Lot 45 in Heartland Crossing; thence along the east line of said Lot 45, South OO degrees 10 minutes 19 seconds East 162.70 feet to the southeast corner thereof and being the to the beginning of a curve to the right having a central angle of 13 degrees 22 minutes 40 seconds, a radius of 475.00 feet and a chord dimension of North 79 degrees 24 minutes 25 seconds West 110.65 feet; thence along the south line of said Lots 45 and 46 and along the arc of said curve 110.91 feet to the beginning of a curve to the right having a central angle of 38 degrees O1 minute 27 seconds, a radius of 35.00 feet and a chord dimension of North 53 degrees 42 minutes 21 seconds West 22.80 feet; thence along the south line of said Lot 46 and along the arc of said curve 23.23 feet to the beginning of a curve to the left having a central angle of 133 degrees 49 minutes 08 seconds, a radius of 40.00 feet and a chord dimension of South 78 degrees 23 minutes 48 seconds West 73.59 feet: thence along the boundary of Lots 46 and 47 and along the arc of said curve 93.42 feet to the southeast corner of said Lot 47; thence along the south line of said Lot 47, North 78 degrees 30 minutes 43 seconds West 162.77 feet to the southwest corner thereof; thence along the west boundary of said Lot 47 the following eight (8) calls:

North 34 degrees 22 minutes 32 seconds East 28.44 feet; thence North 62 degrees 56 minutes 36 seconds East 18.08 feet: thence North 16 degrees 15 minutes 29 seconds East 12.84 feet; thence North 50 degrees 05 minutes 38 seconds East 10.70 feet; thence North 12 degrees 27 minutes 03 seconds East 10.24 feet; thence North 64 degrees 34 minutes 29 seconds East 15.01 feet; thence North 12 degrees 33 minutes 52 seconds East 17.78 feet; thence North 49 degrees 25 minutes 39 seconds East 40.02 feet to the northwest corner of said Lot 47 and being a point on the south line of the Southeast Quarter of the

Southeast Quarter of said Section 19: thence along the south line of said Quarter Quarter Section, South 89 degrees 53 minutes 11 seconds West 12.80 feet to the southeast corner of a tract of land conveyed to William J. and Martha A. Swanson in Document 2010R00030129 in the Office of said Recorder; thence along the east line of said Swanson tract and parallel with the west line of the Southeast Quarter of the Southeast Quarter of said Section 19, North OO degrees 29 minutes 10 seconds East 438.72 feet; thence North 89 degrees 49 minutes 46 seconds East 404.86 feet to the northwest corner of a tract of land conveyed to Angela Parsons-Reinitz in Document 2015R00024083 in the Office of said Recorder; thence along the west line of said Parsons-Reinitz tract. South 00 degrees 18 minutes 07 seconds East 439.10 feet to the point of beginning and containing a gross area of 5.098 Acres, more or less.

Subject to the existing Drainage Easements, Lake Maintenance and Storm Drainage Easements and Public Utility Easement across Lots 45, Lot 46 and Lot 47 in Heartland Crossing, Section 3, as per plat thereof, recorded in Plat Book 5, page 1 in the Office of the Recorder of Vanderburgh County, Indiana

Also, subject to all other easements and rights-of-ways of record.

SURVEYOR'S CERTIFICATE I, Scott D. Buedel, hereby certify that I am a Professional Land Surveyor licensed in compliance with the with the laws of the state of Indiana and that this plat correctly represents a survey completed by me and that all monuments exist at the noted locations.

Witness my hand and seal this 27th day of February, 2017.

Scott D. Buedel, PLS Indiana Registration Number 29900031 Cash Waggner & Associates, PC 414 Citadel Circle, Suite B Evansville, IN 47715

LS29900031 STATE OF

AREA PLAN COMMISSION CERTIFICATE

Under the authority provided by the Acts of 1981, Public Law #309, and enacted by the General Assembly of the State of Indiana, proper notice was given and this plat has been given Primary Approval by the Area Plan Commission of Evansville and Vanderburgh County at a meeting held on June 8, 2017.

Attest Executive Director: RONALD S. LONDON

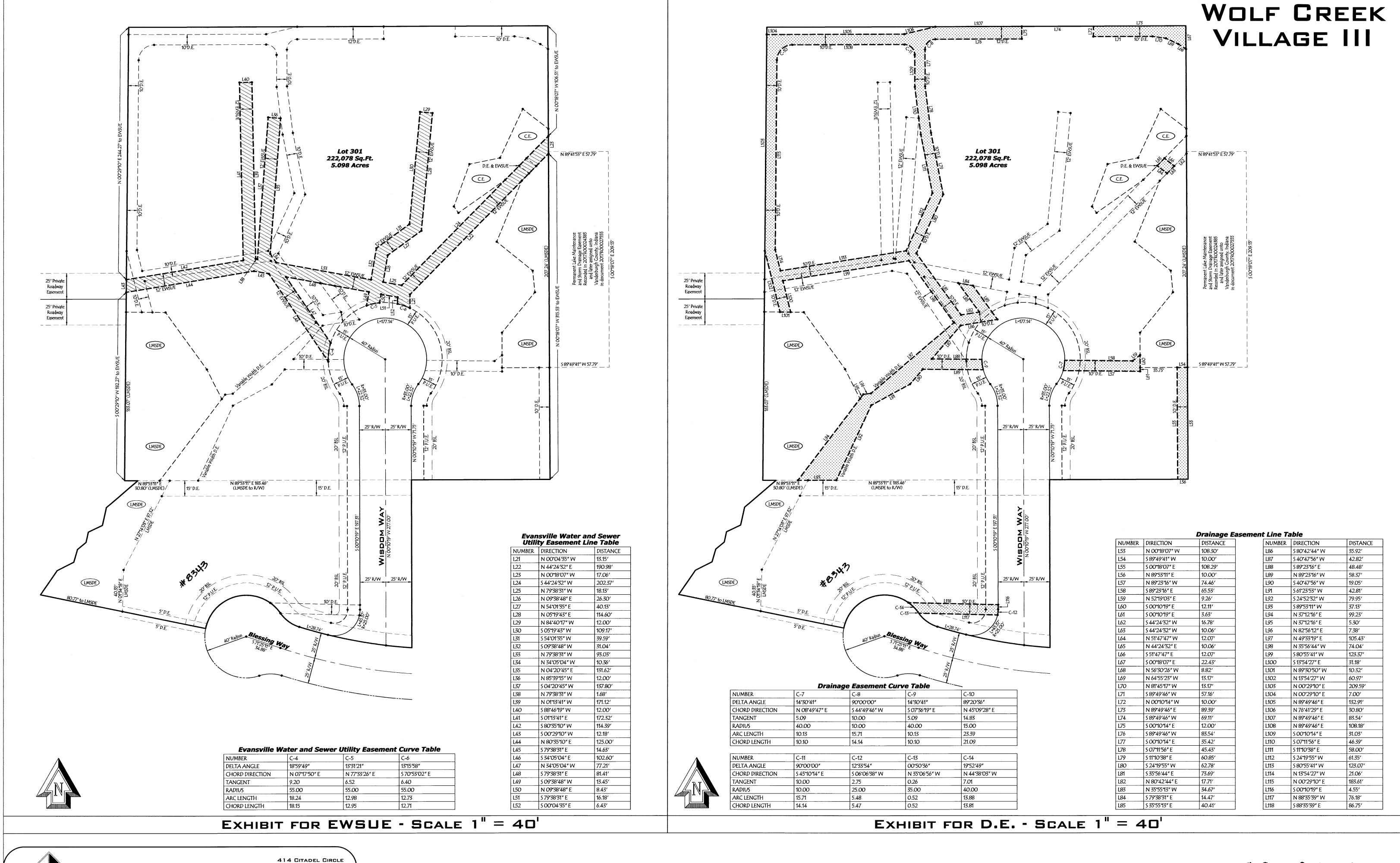
PLAT RELEASE for APC DOCKET NO.: 2-S-2017 The Secondary plat complies with the Ordinance and is released for recording.

Kelly J. Colons Executive Director: RONALD S. LONDON

Typed or printed name

Scott D. Buedel

SHEET 1 OF 2





Suite B EVANSVILLE, IN 47715 Ph: 812.401-5561

SUITE 101

JASPER, IN 47546

PH: 812.634.5015

UNUS SHEET 2 OF 2